

Features and Improvements

14002 Barryknoll Lane

14002 Barryknoll was carefully crafted and re-imagined, creating an elegantly appointed residence with a flowing layout to meet the needs of modern families. A charming stamped concrete double wide driveway leads to the covered front porch. Natural light flows through the foyer as you enter the open concept living room with a vaulted wood beam ceiling and floor to ceiling windows looking out on the spacious back yard this oversized 10,000sq. ft corner lot offers. The kitchen boasts a breakfast bar, granite counters, walk-in pantry and a stainless-steel appliance package featuring a gas cook top and double ovens. Wood flooring flows throughout the living spaces and fresh neutral paint adorns the walls, offering a blank canvas for your personal touches and furnishings.

A true rarity for the area, this single-story home offers four bedrooms and three full bathrooms, two of which being suites with private bathrooms, wood flooring and spacious walk-in closets. Each of the three bathrooms in this home has been carefully designed to offer its own special features. In the primary bath, there is a luxurious spa shower with floor to ceiling tile in a frameless glass enclosure. The secondary ensuite bath offers an over-sized tub with shower combination and an extra-large vanity. The third full bath is accessible from the third and fourth bedrooms and offers a large vanity with double sinks and mosaic accent wall that matches the mosaic tile in the tub/shower combination. Storage abounds in this home, with multiple walk-in closets with built-ins.

This home offers exceptional indoor-outdoor entertainment space between the living room and back patio. There are outdoor speakers, multiple large shade trees, and a horizontal privacy fence with accent lighting to elevate your backyard experience. There is a large stamped concrete patio running the length of the home. With an over-sized lot, there is ample green space allowing room for pets, play, gardening or a future pool. This home is truly ready for your next backyard barbeque or gathering.

With TRIPLE pane windows for energy efficiency and noise insulation, this home is sure to impress the most discerning of buyers looking to make Nottingham West their new home. The community boasts a prime location in the heart of West Memorial with easy access to I-10, parks, trails, shopping and acclaimed local schools. This exceptional residence is now ready to be home to a new set of beautiful memories created over the years to come. A detailed list of features and improvements follows.

Interior Features and Improvements

Foyer

Upgraded full wood front door which maintains privacy
Upgraded front door handle
Light filled views through the living areas of the home to the backyard
Gorgeous wood flooring for a neutral and classic backdrop to your furnishings

Living Room

Open concept to the breakfast room, kitchen and backyard for ease of entertaining & hosting gatherings
Vaulted ceiling with wood beam
Ceiling fan for temperature control
Triple pane windows overlook the lush backyard
Upgraded French door leads to the backyard patio for pets, play or indoor/outdoor entertaining
Gorgeous wood flooring for a neutral and classic backdrop to your furnishings

Kitchen

Gleaming granite
Breakfast bar for seating
Painted cabinetry with stainless steel pulls
Mosaic tile back splash
Under cabinet lighting installed for ambiance
Stainless steel split design under mount sink with garbage disposal
Upgraded faucet with high arc pull-down spout
Upgraded stainless steel appliances including a gas range with modern vent hood, double wall ovens, microwave, French door fridge with water, and Bosch dishwasher (2020)
Gorgeous wood flooring for a neutral and classic backdrop to your furnishings

Breakfast Room

Connects the family room to the kitchen for dining space
Floor to ceiling bay window overlooking the yard
Upgraded light fixture
Drapes and rods remain for décor and privacy
Gorgeous wood flooring for a neutral and classic backdrop to your furnishings

Primary Suite

Tucked at the end of the hall away from entertaining spaces for privacy
Upgraded ceiling fan for optimal temperature controlled
Ample windows for natural light, with plantation shutters for privacy and charm
Window shelf for aesthetic intrigue and display
Gorgeous wood flooring for a neutral and classic backdrop to your furnishings
Two spacious walk-in closets, one off the bedroom and one off the bathroom with a stunning glass paned sliding door

En-suite bathroom

Double vanity with under mount sinks and granite counters
Framed mirrors with modern light fixtures
Floor to ceiling linen closet
Over-sized shower with floor to ceiling subway tile, mosaic floor, frameless glass enclosure, storage niche with mosaic tile accents and large shower head
Upgraded Glacier Bay commode

Guest Suite

Spacious size allows for flexible use as a guest suite, alternate primary bedroom, game room, combination playroom/study/guest suite with pull out bed as it is currently utilized
Wall mounted sconce lighting
Plantation shutters for charm and privacy
Ceiling fan for optimal temperature control
Spacious walk-in closet with built-ins and built-in wall safe
Private en-suite bathroom

Guest En-suite Bathroom

Painted vanity with under mount sink and upgraded faucet
Large granite vanity top for additional hair and make-up or preparation space
Framed mirror with modern light fixture
Oversized tub with shower head
Upgraded Kohler commode

Bedroom Three

Upgraded ceiling fan for optimal temperature controlled
Neutral paint and carpet
Walk-in closet with storage
Plantation shutters
En-suite shared bath access

Bedroom Four

Upgraded ceiling fan for optimal temperature controlled
Neutral paint and carpet
Plantation shutters
En-suite shared bath access

Third Full Bath

Painted double vanity with under mount sinks
Granite counters
Mosaic accent wall and modern lighting over vanity
Framed mirrors
Tub/shower combination with mosaic tile to match vanity wall
Upgraded Kohler commode

Garage

Two car garage with automatic opener (left opener replaced 2021)
Sprinkler controls in garage
Ample space for laundry accessories and tables

Potential to rework the laundry to enclose in the home (to be determined/confirmed by buyer's own licensed professional)
Long double wide driveway offers ample parking

Upgraded Throughout the Interior

Neutral interior paint in Benjamin Moore Whitetail Dove
Neutral carpet in secondary bedrooms
Wood flooring in the living spaces, primary bedroom and guest suite
Upgraded tile in all bathrooms
Upgraded interior doors with modern hardware
Recessed lighting added
Upgraded plumbing fixtures
Upgraded electrical/Lighting fixtures including outlets and switches
Upgraded commodes in all bathrooms
Upgraded cabinetry in primary and guest bathroom
Wood plantation shutters installed in all bedrooms

Exterior Improvements and Features

Oversized corner lot
Mostly brick exterior with elevation enhanced in the 2016 remodel & fresh trim paint in 2020
TRIPLE pane windows installed through Window World in 2020 with lifetime transferable warranty
Sprinklers
Underground drains
Gutters with gutter guards
Stamped concrete double wide driveway
Stamped concrete walkway to back gate
Stamped concrete back patio for entertaining
Horizontal privacy fence with lighting
Outdoor speakers
Upgraded front door and hardware
Upgraded back door and hardware
Charming exterior lighting upgrades
Modern metal house number
Expansive back yard offers ample room for pets, play or a future pool (spacing to be confirmed by buyer)

System Ages and Types

Roof: Approx. 2010

HVAC:

2016 furnace

2013 AC Unit

2021 capacitor replacement

Hot Water Heater: 2009- hoses replaced 2021

Supply Plumbing: Galvanized and CPVC

Drain Lines: Original cast iron (hydrostatic test from purchase attached)

Electrical: Copper

Windows: Upgraded to TRIPLE pane

Foundation: Transferrable warranty through Atlas

Average Utility Costs

Gas: \$30

Water: \$150

Electric: \$160

Important Notice: All information contained herein is provided as a courtesy per the sellers to best of their knowledge. Any prospective buyers should not rely on this information and should independently verify everything and secure their own inspection of all systems. It is the responsibility of the buyer to verify and transfer existing warranties, paying any associated transfer fees.